

BROOKINGS COUNTY ZONING
BROOKINGS CITY & COUNTY GOVERNMENT CENTER

605-696-8350 ● 520 3rd St, Suite 200 ● zoning@brookingscountysd.gov

AG DISTRICT BUILDING PERMITS

BUILDING PERMITS ARE REQUIRED FOR:

- **ERECTING A NEW STRUCTURE OR BUILDING.** For example, a home, garage, shed, or grain bin.
- **MOVING A STRUCTURE.** For example, moving a residence or any other building onto another site.
- **REMODELING A STRUCTURE.** For example, changes in the building, adding a room, or creating a different style of roof.

KINGBROOK RURAL WATER SYSTEM REQUIREMENTS:

- **WATERLINES TYPICALLY HAVE A 30-FOOT EASEMENT**
- **LANDOWNER RESPONSIBLE TO INSURE THAT KINGBROOK IS NOTIFIED PRIOR TO ANY CONSTRUCTION - 605-983-5074 1-800-605-5279**

SOUTH DAKOTA ONE CALL –

UTILITY LOCATES: 1-800-781-7474

BUILDING PERMITS ARE NOT REQUIRED FOR:

BUILDINGS LESS THAN 120 SQUARE FEET, such as play houses, tool sheds, and yard storage buildings.

MINOR REPAIRS, such as residing a structure, shingling, and painting. (Remodeling that does not increase the size of the structure.)

- **SEMI-PORTABLE AGRICULTURAL STRUCTURES,** such as feed bunks, water tanks, temporary grain storage facilities, and calf shelters.

- **FENCES, TREES, SHRUBS, AND RETAINING WALLS.** Shelterbelts need to meet required setbacks.

- **PRIVATE WELLS, STOCK DAMS, IRRIGATION FACILITIES, RURAL WATER SERVICE LINES, HOUSEHOLD SEPTIC SYSTEMS,** provided that they follow DENR rules.

REQUIRED SETBACKS:

- **LOT SIZE – 35 ACRES**
- **FRONT YARD – 133' ON TOWNSHIP ROAD & 150' ON COUNTY ROAD.**
- **SIDE YARDS – 25'**
- **REAR YARD – 50'**
- ***NOTE-A CORNER LOT WILL HAVE TWO FRONT YARDS.**

INFORMATION REQUIRED TO OBTAIN A BUILDING PERMIT:

- **NAME, ADDRESS, AND PHONE NUMBER.**
- **LEGAL DESCRIPTION OF THE PROPERTY WHERE BUILDING IS TO OCCUR. (TOWNSHIP, SECTION NUMBER, LOCATION).**
- **DIMENSIONS OF STRUCTURE TO BE BUILT.**
- **FLOOR PLANS (FOR RESIDENCES ONLY).**
- **APPROXIMATE COST OF THE BUILDING (CONTRACTOR'S BID).**
- **DISTANCE FROM ROAD (SETBACKS SEE ABOVE).**
- **TYPE OF SEWER & WATER SYSTEM (IF APPLICABLE).**
- **TRUSS RAFTER DIAGRAM (40 # SNOWLOAD REQUIRED)**
- **FOUNDATION FORM (CAN BE PICKED UP IN OUR OFFICE).**
- **RIGHT TO FARM COVENANT FOR A NEW RESIDENCE(FARM & NON-FARM) & SUBDIVIDING PROPERTY BY PLATTING.**



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About Us

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SOUTH DAKOTA ELECTRICAL COMMISSION

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Homeowner Wiring

Homeowner Permit Application

20:44:14:01(12) defines an "owner's exemption" as an exemption from licensure requirements in SDCL 36-16-13 for an individual owner who is **personally** installing electrical wiring and fixtures in a residence or farmstead which is **owned and resided in or on** by the person installing the electrical wiring or fixtures;

Homeowners are not required to be licensed to wire their own residence or farmstead which meet the requirements of 20:44:14:01; however, a wiring permit is required. You may purchase a wiring permit from the South Dakota Electrical Commission. (Note: Homeowners are **not** allowed to wire commercial or rental property with a Homeowner's permit. Homeowners of a mobile home or modular home are **not** allowed to wire these structures. These properties must be wired by a licensed South Dakota electrical contractor.)

To obtain a Homeowner's Wiring Permit, mail a check for \$60.00 [\$10.00 permit fee with \$50.00 minimum inspection fee] (made payable to the South Dakota Electrical Commission) and submit with the Homeowner Permit Application.

South Dakota Electrical Commission
308 S. Pierre Street
Pierre, SD 57501

The Commission will mail you a homeowner's packet when we receive your payment which includes:

- A permit
- Homeowner's Wiring Booklet - includes a list of Inspectors per district.

Please contact your State Electrical Inspector for inspections two times during your project:

Rough-in - This is when you have all of the boxes mounted, all wires are installed to all of the boxes and properly stapled, supported and exposed for inspection. (No insulation, drywall or other material covering the wiring).

Final Inspection - Everything should be complete at this time. All light fixtures, receptacles, switches, cover plates and other equipment such as water heaters, furnaces and other fixed in place equipment should be installed and energized.

When nearing the rough-in or final inspection, call your inspector to set up a time for your inspection. It is also very important to finalize the permit process, so PLEASE make sure you have a final inspection. There is no law requiring a "Green (final) Sticker", yet many home inspectors are noting the lack of "Green (final) Stickers" during home sale transactions.

For more information, call 800.233.7765 or 605.773.3573.

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